

**Planning Commission
Technical Advisory Committee
& Planning Commission**

**The Cliff Morton Development and Business Services Center
1901 S. Alamo
Training Rooms A & B**

☞ April 14, 2008 ☞

11:30 A.M.

PRELIMINARY ITEMS

1. 11:30 A.M. – Call to Order
2. Roll Call

OTHER ITEMS

3. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)
4. Consideration of the minutes for the March 24, 2008 Planning Commission Technical Advisory Committee meeting.
5. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
6. Questions and Discussion
7. **ADJOURNMENT**

For additional information concerning UDC amendments contact Trish Wallace at (210) 207-0217 patricia.wallace@sanantonio.gov, Richard L. Milk at (210) 207-5495 richard.milk@sanantonio.gov, Nina Nixon-Mendez at (210) 207-2893 Nina.NixonMendez@sanantonio.gov. For information concerning the schedule or meeting location contact Donna Schueling at (210) 207-5016 or donna.schueling@sanantonio.gov

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.



**Planning Commission
Technical Advisory Committee
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≈ March 24, 2008 ≈

MINUTES

PRELIMINARY ITEMS

1. 11:40 A.M. – Call to Order

2. Roll Call

<u>Members Present:</u>	<u>City Staff:</u>
Cecilia Garcia	Jelynn Burley, City Managers Office
Francine S. Romero	Roderick Sanchez, Director, DSD
John Friesenhahn	Fernando DeLeon, Assistant Director, DSD
Erika Jucknies	Thomas Carrasco, DSD
Steve Hanan	Elizabeth Carol, DSD
Bob Liesman	Donna Schueling, DSD
Fred Pfeiffer	Richard Milk, Planning & Community Development
Robert Hanley	Trish Wallace, Planning & Community Development
Linda Holsonback	Susan Guinn, City Attorney's Office
Gene Dawson Jr.	Pablo G. Martinez, DSD
Jody Sherrill	Rebecca Paskos, Planning & Community Development
Peggy Tedford	Jasmin Moore, DSD
Susan Wright	Christopher Looney, DSD
Benjamin Youngblood	David Clear, CMSA
	Lauren Edlund, Planning & Community Development
<u>Members Absent:</u>	Debbie Reid, DSD
Ramon Ruiz	Joe G. Mendoza, Planning & Community Development
Brad Peel	Jon Kusch, Public Works, Storm Water
Mike Cude	Abigail Kinnison, Public Works
	Bill Telford, DSD
<u>Others:</u>	Richard Chamberlin, DSD
Jeffrey McKinnie	David T. Arciniega, Parks & Recreation
Robin Stover	Temple Kennedy, DSD
Steve Drenner	John Osten, DSD
John Jacks	
Michele Haussmann	

OTHER ITEMS

3. Briefing and consideration of a proposed amendment to the Unified Development Code regarding the Infill Development Zone (IDZ) zoning District. (Development Services Department)

Mr. Christopher Looney gave a brief overview of the amendment and recommended approval.

Mr. Steve Drenner gave an overview of the project.

Motion: Gene Dawson to adopt the amendment with the corrected language to read as follows:

In a Master Development Plan or Development Plat with an area of 5 or more contiguous acres located within an approved infill development zone, lots may be platted without a minimum lot area requirement and/or without frontage on a public or private street, provided that lots without frontage on a public or private street shall be provided with vehicular and/or pedestrian traffic access by means of private drives with perpetual access easements, pedestrian walk ways, service drives, parking facilities, or other alternative means dedicated on the plat or simultaneously recorded by separate instrument.

Second: Robert Hanley

In Favor: Cecilia Garcia, Francine S. Romero, John Friesenhahn, Erika Jucknies, Steve Hanan, Bob Liesman, Robert Hanley, Linda Holsonback, Gene Dawson, Jr., Jody Sherrill, Peggy Tedford, Susan Wright, Benjamin Youngblood.

Opposed: Fred Pfeiffer

Motion Passes

4. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)

Chairman Garcia stated that a lot of time has been devoted to the new Form Based Development provision in the Unified Development Code and thought that it was time for a break because there was no deadline set to complete the process. She stated that this would give Staff time to make the revisions to the sections that have already been reviewed. She stated that the regular process of reviewing UDC amendments begins in May and that will take up most of the Committee's time.

Jelynn Burley stated that due to the organizing of the Community Development Corporation and Home Owners Associations for the River North Project, the process developing the code did not need to be rushed. She also informed the group that the project was part of Tax Increment Financing (TIF).

It was discussed that the Committee should receive a clean copy of the document and continues working on the code so as not to rush through it later.

Chairman Garcia stated that April 14th and April 28th have been scheduled as the next two meeting dates.

4. Consideration of the minutes for the March 10, 2008 Planning Commission Technical Advisory Committee meetings.

Motion: Francine Romero to adopt the minutes from the March 10, 2008 meeting.

Second: Peggy Tedford

In Favor: Cecilia Garcia, Francine S. Romero, John Friesenhahn, Erika Jucknies, Steve Hanan, Bob Liesman, Robert Hanley, Susan Wright, Fred Pfeiffer.

Opposed: None

Abstention: Linda Holsonback, Gene Dawson, Jr., Bob Liesman, Peggy Tedford, Susan Wright, Benjamin Youngblood, Jody Sherrill.

Motion Passed

5. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.

The Planning Commission Technical Advisory Committee did not enter into Executive Session.

6. Questions and Discussion

It was discussed that the Board will start with the Tree Preservation Section at the next meeting.

The committee scheduled the next Planning Commission Technical Advisory Committee meeting for Monday, April 14, 2008 11:30 a.m.-1:30 p.m.

7. ADJOURNMENT, 1:25 P.M.

APPROVED:

Ms. Cecilia Garcia – Chairperson